



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

July 10, 2013

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Dino Fudoli, Supervisor
John M. Abraham
Mark Aquino
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

John M Dudziak

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 10, 2013. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil Connelly
Planning Board Chairman

NC:mn
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the tenth day of July 2013 at 7:30 P.M, and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Kristin McCracken, Member
Melvin Szymanski, Member

EXCUSED: Anthony Gorski, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Leonard Campisano, Assistant Building Inspector
Nicholas LoCicero, Town Prosecutor
Mary Nowak, Recording Secretary

Meeting called to order by Chair Connelly at 7:30 P.M.

Minutes – Motion was made by Kristin McCracken to approve the minutes from the June 19, 2013 Planning Board Meeting with the following correction: Walden Avenue/Stone hedge Drive proposed project – Council Member Donna Stempniak said that she will follow-up with the Town Attorney's Office regarding the proposed project. Motion seconded by Joseph Keefe and unanimously carried.

Administrative Items - None

Town of Lancaster Planning Board

Communications as of July 10, 2013

- 7.10.01 SEQR response from Erie County Public Works dated 6/10/13 with comments regarding Basil Kwik Oil Change addition.
- 7.10.02 SEQR response from Erie County Division of Planning dated 6/19/13 with comments regarding Basil Kwik Oil Change addition.
- 7.10.03 SEQR response from Erie County Division of Planning dated 6/19/13 with comments regarding Jiffy-Tite building expansion.
- 7.10.04 Letter of intent from Jess Sudol, PE, representing Mark Stevens of Ashley Management, to Jeff Simme, Code Enforcement Officer, regarding Pleasant Meadows Townhomes - Juniper Road.
- 7.10.05 Notice of SEQR review meeting to be held 7/01/13 of Jiffy-Tite building expansion and Basil Kwik Oil Change addition.
- 7.10.06 SEQR response dated 6/26/13 from DEC with comments regarding Mays Tree Service building addition.
- 7.10.07 Minutes from MRC meeting of 7/01/13.
- 7.10.08 Letter from David Hangauer, dated 7/07/13, representing the Safe Aviation Coalition of Lancaster, stipulating their position in regards to the May 15, 2013 vote of the Planning Board to approve a text amendment to the Town code. The SACL requests that the Planning Board rescind their recommendation for approval of this amendment.
- 7.10.09 Memo dated 7/09/13 from T McCracken requesting landscape plan for Try-It Distribution Natural Gas Fueling Station.
- 7.10.10 Email sent on 7/10/13 from David Hangauer of SACL to Neil Connelly, Planning Board chairperson, asking the Planning Board to withdraw recommended text change of 5/15/13.

PUBLIC HEARING SCHEDULED FOR 7:45 P.M.

At 7:45 P.M. the Planning Board held a Public Hearing to hear all interested persons upon an application for preliminary plat plan approval for the proposed "Harris Hill Subdivision" consisting of 12 lots on +/- 19.92 acres, located on Harris Hill Road, in the Town of Lancaster.

**NAME OF PERSONS ADDRESSING
THE PLANNING BOARD ON THIS SUBJECT**

**Proponent/Opponent
Comments/Questions**

Michael Metzger, Metzger Engineering
Civil Engineering
8560 Main Street
Williamsville, NY 14221

Proponent

At 7:53 P.M. a motion was made by Melvin Szymanski to close the Public Hearing. Motion seconded by Kristin McCracken and unanimously carried.

ACTION ITEMS –

INFORMATIONAL REVIEW – CONCEPT PLAN AND BUILDING ELEVATIONS FOR PLEASANT MEADOWS TOWNHOMES – JUNIPER BOULEVARD. CONTACT PERSON: JESS SUDO OF PASSERO ASSOCIATES.

John Paruso of Passero Associates and Mark Stevens of Ashley Management presented to the Planning Board the concept plan and building elevations for townhomes located in Pleasant Meadows on Juniper Boulevard. The concept plan shows 250 units: 1/3 of the units will be 1-story units with 2 bedrooms, and 2/3 of the units will be 2-story units with 3 bedrooms. This 36-acre parcel is currently zoned MFR-4. The project will occupy 25 acres and the rest will remain greenspace. The concept plan shows an approximately 4,500 sq. ft. clubhouse on a separate roadway. This project will have several points of access and will also have sidewalks, playgrounds, and a dog park. The following items were addressed:

Townhouses or rentals – Although the concept plan was labeled townhomes, Mr. Paruso explained that the units will be rentals. The units will look like townhouses, but will be rental units. Rental prices will range from \$1,200 for a 2-bedroom unit to \$1,450 for a 3-bedroom unit. Garages will be provided for each unit.

Curbs - Mr. Stevens stated that this project will have curbs but it is undecided whether they will be gutter curbs or upright curbs.

School Buses – Mr. Paruso stated that school buses will pick-up students on the roads within this project. The roads will be wide enough to accommodate emergency vehicles.

Mail boxes – There will be several postal kiosks located within this project.

Garbage pick-up – Mr. Paruso stated that a private hauler will provide garbage pick-up with several dumpsters located throughout the project.

Maintenance – Mr. Paruso told the Planning Board that there will be 5 or 6 maintenance employees living on-site for this project.

Environmental Issues – The Planning Board stated that all environmental concerns must be identified for the next step in this process, and that the floodplains must be avoided.

Mr. Paruso and Mr. Stevens thanked the Planning Board for their input on this project.

OTHER MATTERS –

Chair Connelly stated that he would like the Planning Board to revisit the recommendation made by the Planning Board at the May 15, 2013 Planning Board meeting regarding the text amendment to the Town Code. He stated that at the meeting on May 15, 2013, the Planning Board did not have the information regarding the agreement between the Safe Aviation Coalition of Lancaster (SACL) and the Buffalo-Lancaster Airport (BLA). He also stated that if the Planning Board had more information at that time regarding the proposed text change, the Planning Board might not have made the recommendation for the text changes at that meeting. The Planning Board might have made the recommendation at a later meeting. It was also stated that it may have been better if the two proposed text changes to the Town Code had not been commingled, but voted on separately. Town Prosecutor Nick LoCicero told the Planning Board that the

agreement between the SACL and the BLA was not signed by the Town of Lancaster, and he recommended that the Planning Board not get involved in this issue. He also stated that the Planning Board has to look out for the best interests of the Town. Following a discussion, Chair Connelly asked the Planning Board members if they would like to rescind the recommendation made at the May 15, 2013 Planning Board meeting and vote on the text changes separately, or leave the recommendation made at the May 15, 2013 Planning Board meeting as it stands. Member Anderson, Member Korzeniewski, Member McCracken and Member Szymanski agreed that the recommendation made at the May 15, 2013 Planning Board meeting was made based on the information provided at that time and should stand as is. Member Keefe recused himself from the discussion since he was not a Planning Board member on May 15, 2013. Member Gorski was excused from tonight's meeting.

Council Member Donna Stempniak informed the Planning Board that the site plan for the Basil Kwik Oil Change addition on Transit Road has been scaled back. The project will not include the demolition of the existing carwash.

At 8:19 PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. Motion seconded by Joseph Keefe and unanimously carried.